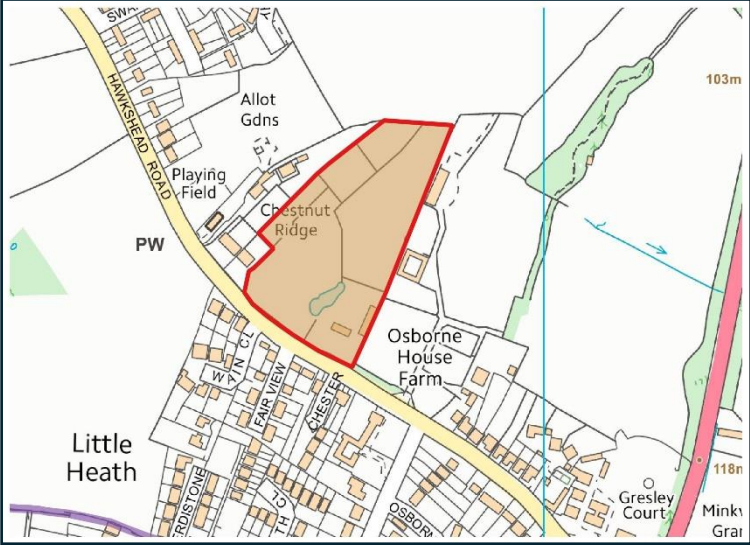


Site Name: Videne and Studlands, Hawkshead Road	Site Reference: HS47
 © Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2025	Site Address: Videne and Studlands, Hawkshead Road
	Location: Little Heath
	Ward: Brookmans Park and Little Heath
	Red Line Boundary Size (ha): 2.57
	PDL: Yes
	Proposed Use: Residential
	Estimated Capacity: 61
	Timescale: 0-5 years
Planning Designations affecting the site: Adopted Local Plan allocation HS47	
Site specific development requirements and considerations: - Due to the need to achieve a satisfactory access both sites should be brought forward on a comprehensive basis - A Heritage Statement/Impact Assessment will be required (proximity to Grade II Listed Osborne House) - Mitigate any harm to the setting of Osborne House - A preliminary Ecological Assessment will be required (potential for nesting birds/roosting bats and reptiles in rough vegetation) - A noise survey will be required at planning application stage - Retention and protection of existing trees, particularly along the green belt boundary and Hawkshead Road. Additional planting as necessary to create a strong and robust Green Belt boundary, and to minimise the impact on the openness of the Green Belt	
Other relevant planning information: Planning permission has been granted for residential development (application reference 6/2022/2317/MAJ) and is under construction.	